

Ornella's Estates

PROUDLY INDEPENDENT



41 Ashtofts Mount

Guiseley, Leeds, LS20 9DB

Price £239,950



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INTRODUCTION

WHAT A LOVELY HOME. SET IN A HIGHLY DESIREABLE AREA OF GUISELEY, AND WITHIN CLOSE PROXIMITY OF GUISELEY TRAIN STATION, ALL LOCAL AMENITIES, BARS, RESTAURANTS AND SCHOOLS, WE ARE DELIGHTED TO OFFER FOR SALE THIS MUCH LOVED PROPERTY. BENEFITING FROM A CHAIN FREE POSITION, IT IS PERFECT FOR FIRST TIME BUYERS, INVESTORS OR ANYONE WISHING TO DOWNSIZE. Offering spacious living accommodation and comprising entrance hallway, family lounge and a good sized dining kitchen which leads into a lovely enclosed garden. To the first floor there are two double bedrooms and house shower room. There is permit parking to the front of the property with access for visitors permit parking. To the rear of the property there is a beautifully maintained paved garden, with flowers and shrubbery. An outside tap is installed. A FABULOUS TRANQUIL GARDEN FOR SITTING OUT IN THE SUMMER AND ENJOYING THOSE LOVELY FAMILY BARBECUES. DO NOT MISS OUT. CALL NOW ON 01943 661506 FOR A VIEWING.

WHAT OUR VENDORS SAY

I always liked Ashtofts Mount, even when I was young and visiting relatives there. Years later we decided to buy no. 41. I was immediately taken with the delightful house and surroundings. We lived there from 2007 very contentedly. When I became a widow I always felt surrounded by kind neighbours. We all get on so well. I made the decision to move to a more suitable property. This has been a happy house which I feel will be enjoyed by its new owners.

GUISELEY

GUISELEY HAS A LOT TO OFFER AND IS A VERY DESIRABLE AREA TO LIVE. WITH AN ABUNDANCE OF SHOPS, RESTAURANTS, AND PUBLIC HOUSES ALONG WITH MORRISONS SUPERMARKET THE CHOICE IS YOURS. THERE ARE FABULOUS SCHOOLS IN THE AREA AND TRANSPORT LINKS. GUISELEY TRAIN

STATION HAS TRAINS TO LEEDS AND ILKLEY, THE A65 RUNS DIRECTLY INTO LEEDS, WITH MENSTON BEING ON THE DOOR STEP.

HOW TO FIND THE PROPERTY

SAT NAV LS20 9DB

ACCOMMODATION

ENTRANCE HALLWAY

As you approach this lovely end terrace, in this beautiful location with its permit parking, you know that the street will never have people parking their cars to nip and pick up the children from school. Comprising entrance door with stained glass window to the front elevation. Stairs to first floor. Single radiator. Door to:

FAMILY LOUNGE

14'1" x 13'1" (4.31 x 4.00)

This is a lovely spacious family lounge. Comprising Upvc double glazed windows to the front elevation. Double radiator. Laminate flooring. Dado picture rail. Electric fire with wooden mantelpiece and wall lights. Door to:

FAMILY DINING KITCHEN

16'7" x 8'6" (5.07 x 2.60)

This is a lovely spacious family dining kitchen. Comprising a wide range of wall and base units with laminate worktops over. Stainless steel sink and a half bowl single drainer. Integral electric cooker and hob with extractor fan over. Points for washing machine, dishwasher and fridge freezer. Upvc double glazed windows and door to the rear elevation leading into the garden. Boiler.

FIRST FLOOR

LANDING AREA

Doors leading to:

BEDROOM.1.

13'5" into recess x 14'2" (4.09 into recess x 4.32)

A fabulous double bedroom comprising Upvc double glazed

windows to the front elevation. Feature cast iron fireplace. Walk in wardrobe. Radiator. Dado picture rail.

BEDROOM.2.

10'2" x 8'11" (3.10 x 2.72)

Another lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator. Dado picture rail.

HOUSE SHOWER ROOM

6'0" x 5'10" (1.85 x 1.79)

Comprising shower cubicle, vanity unit with built in wash hand basin. Low level w.c. Upvc double glazed window to the rear elevation. Tiled walls. Extractor fan. Radiator.

OUTSIDE

FRONT

To the front of the property there is on street permit parking.

REAR GARDEN

To the rear of the property there is a lovely privately enclosed tranquil garden with beautifully maintained hedging around the borders and flower beds. It is paved for ease of maintenance and has an outside tap. THIS IS PERFECT FOR SITTING OUT, RELAXING AND ENJOYING A GLASS OR TWO OF WHATEVER TAKES YOUR FANCY.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

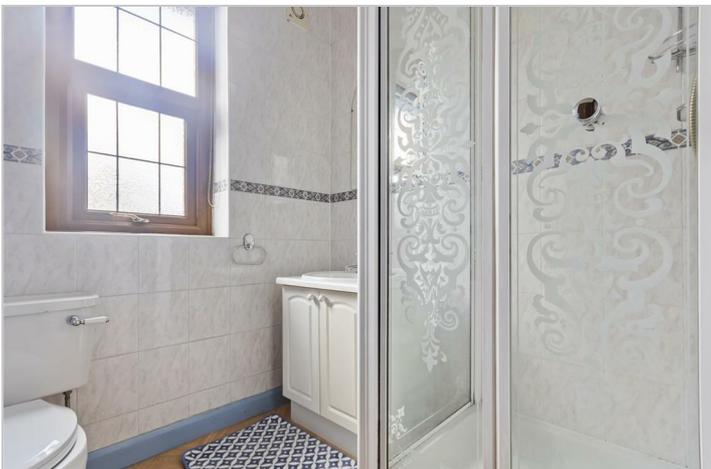
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



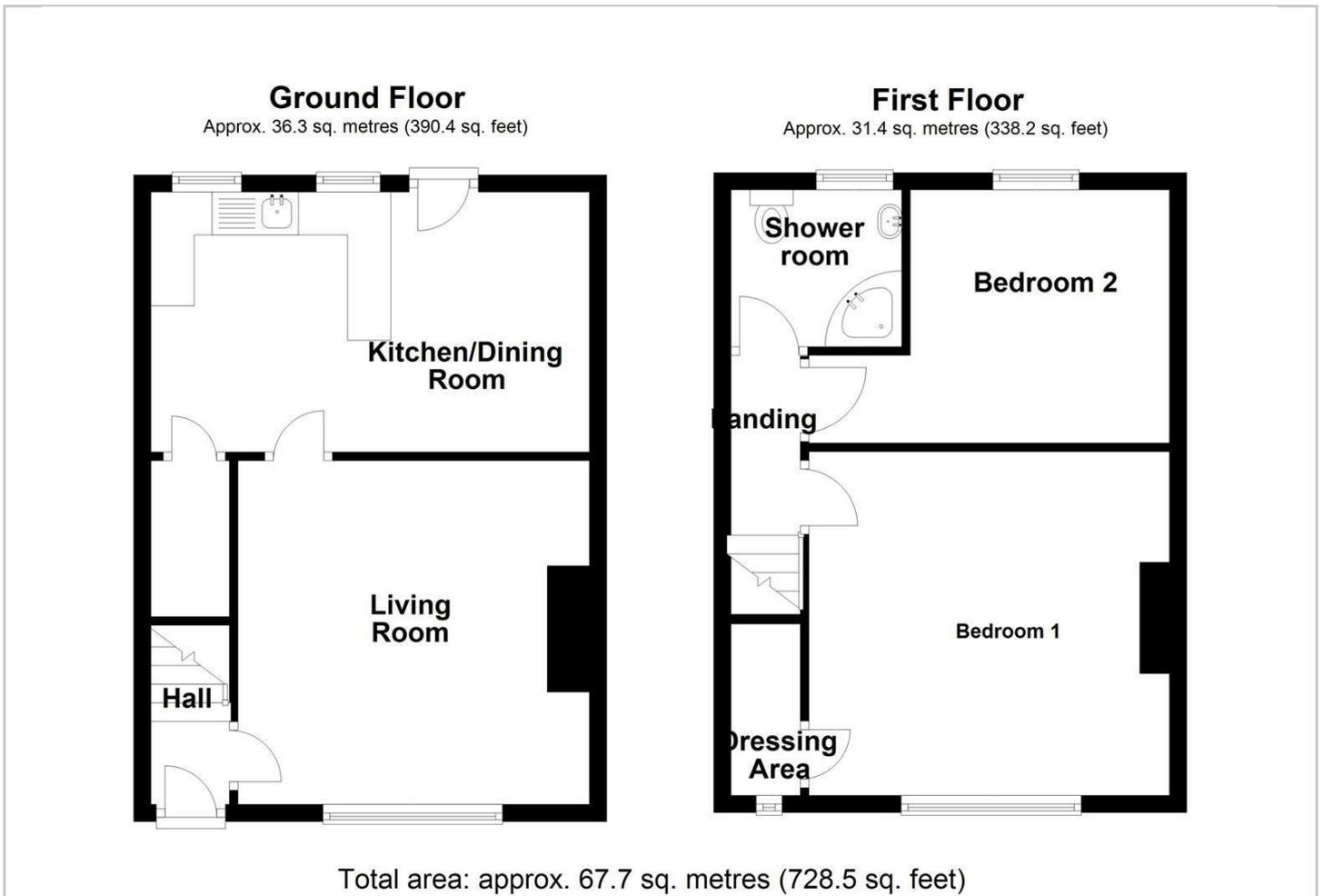
Hybrid Map



Terrain Map



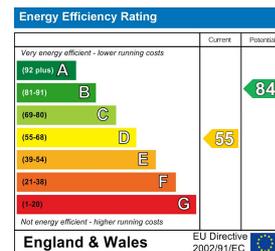
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.